


**महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६**  
**कलम ३७(२) अन्वये अधिसूचना**  
**बृहन्मुंबई विकास नियंत्रण नियमावलीमध्ये फेरबदल.**

**महाराष्ट्र शासन,**  
**नगर विकास विभाग,**  
**शासन निर्णय क्रमांक: टिपीबी-४३०७/२६५०/प्र.क्र.३४/२००८/नवि-११**  
**मंत्रालय, मुंबई : ४०० ०३२, दिनांक : ४ डिसेंबर, २००८.**

**शासन निर्णय:-** सोबतची अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

**महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,**

  
**(अभिराज गिरकर)**  
**अवर सचिव, महाराष्ट्र शासन.**

**प्रति,**

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.  
महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, वांद्रे (पूर्व), मुंबई-४०० ०५१.  
प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.  
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
उप सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई-४०० ०३२.  
उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.  
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, इन्साइटमेंट, आज्ञाद मैदान, मुंबई-१ यांना पाठविण्यांत याव्यात.)

✓ कक्ष अधिकारी (संगणक कक्ष) (नवि-११), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)

निपडनली (नवि-११).

**GOVERNMENT OF MAHARASHTRA**

**Urban Development Department**

**Public Notice**

**NOTIFICATION**

No. DCR/1090/UD-11808 dated 20th February, 1993

Whereas, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Government, Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. DCR/1090/UD-11808 dated 20th February, 1993 to come into force with effect from 25th March, 1993.

And whereas, Regulation No. 9, Table No. II of the said Regulations describes manner of development and use of land allocated, designated or reserved for certain purposes in the Development Plan of Gr. Mumbai. The said Regulations permit certain reservations to be developed by the owner under the concept of accommodation of reservation, subject to some conditions.

And whereas, it was proposed to develop the reservations of District Commercial Centre/Town Centre/Town Sub-centre under the above mentioned concept of accommodation of reservation. It was also proposed to change the Regulation No. 9, regarding District Commercial Area (C-2 Zone) and for that purpose it was proposed to modify the said Regulations accordingly.

And whereas, in view of the facts and circumstances mentioned above and in exercise of the powers contained in sub-section (1AA) of section 33 of the said Act, Government had issued the notice of even no. dated 21st June, 2008 (hereinafter referred to as "the said notice") for inviting objections, suggestions from any person with respect to the said modification.

And whereas, the said notice was published in the Government Gazette ordinary part, dated 21st June, 2008 and the said notice was published in the newspaper namely Free Press Journal dated 30th September, 2008;

And whereas, after completing the procedure as laid down under section 37(1AA) of the said Act, and giving hearing to the concerned persons on the suggestions/objections received, the said Officer has submitted his report to Govt. on 22/9/08 & 14/11/08 (hereinafter referred to as "the said Report")

Now therefore, in exercise of the powers vested under section 37(2) of the said Act, Government hereby sanction the said modification as mentioned in the schedule hereinafter annexed and confirm the same.

Director of Town Planning Gr. Mumbai as an officer who section 162 of the said Act (hereinafter referred to as "the Act") to scrutinize any suggestions/objections received, grant bearing to the persons submitting suggestions/objections and to submit his report to the Government regarding the said modification.

Sr. No.	Use Allocation designation or reservation.	Person/Authority who may develop.	Conditions subject to which develop.
III	Commercial (C) (a) District Commercial Centre/ Town Centre/ Town Sub-centre.	Person/Authority who may develop.	Conditions subject to which develop.
Sr. No.	Use Allocation designation or reservation.	Person/Authority who may develop.	Conditions subject to which develop.

			<p>Commissioner/ SPA to Corporation/ SPA free of cost, for the users permissible in C1/C2 zone. The owner thereafter will be entitled to have the permissible FSI of the plot for other permissible uses of C1/C2 Zone without taking into account the builtup area of District Commercial Centre/Town Centre/Town sub-centre to be handed over to Corporation.</p> <p>Owner/Developer shall be allowed to use TDR/Additional FSI (0.33) on 70% land, subject to following conditions -</p> <p>i) Total FSI/TDR consumption on plot shall not exceed 2.00 on the entire plot.</p> <p>ii) In cases, where holdings are more than 10 acres, prior approval of Govt. shall be obtained.</p>
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II) Regulation No.54(1) shall be changed as follows:

**54. District Commercial Area/Zone (C-2 Zone) -**

**(1) Uses permitted in a District Commercial Zone (C-2 Zone) -**

**The following uses are permissible in C-2 Zone -**

**(i) Area to the extent of 40% of permissible floor area, shall be developed for following users, as per the specification of the Corporation.**

- a) Wholesale Establishment.
- b) Public utility building.
- c) Headquarters of a Commercial organization or firm.
- d) Printing, book binding engraving and block making.

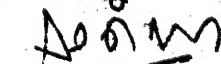
**On the remaining 60% of the permissible floor area, uses permissible in a local Commercial Zone (C-1 Zone) shall be permissible provided that, the extent of residential use shall**

not exceed 30% of the remaining 60% of the permissible floor area.

B) Fixes the date of publication of this notification in the Government Gazette as the date of coming into force of this notification.

C) Direct the MCGM that, in the schedule of modification sanctioning the said plan after the last entry, the schedule referred to as (a),(b) & (c) above shall be added.

By order and in the name of the Governor of Maharashtra,



(Abhiraj Girkar)

Under Secretary to Government.

**Note:-** This notification is also available on Government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)